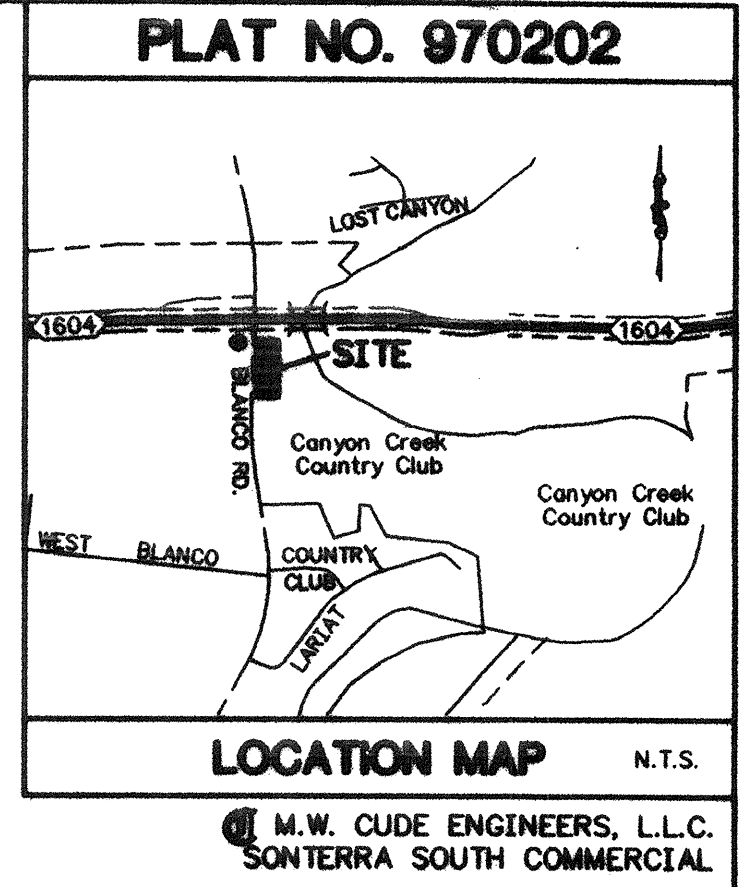
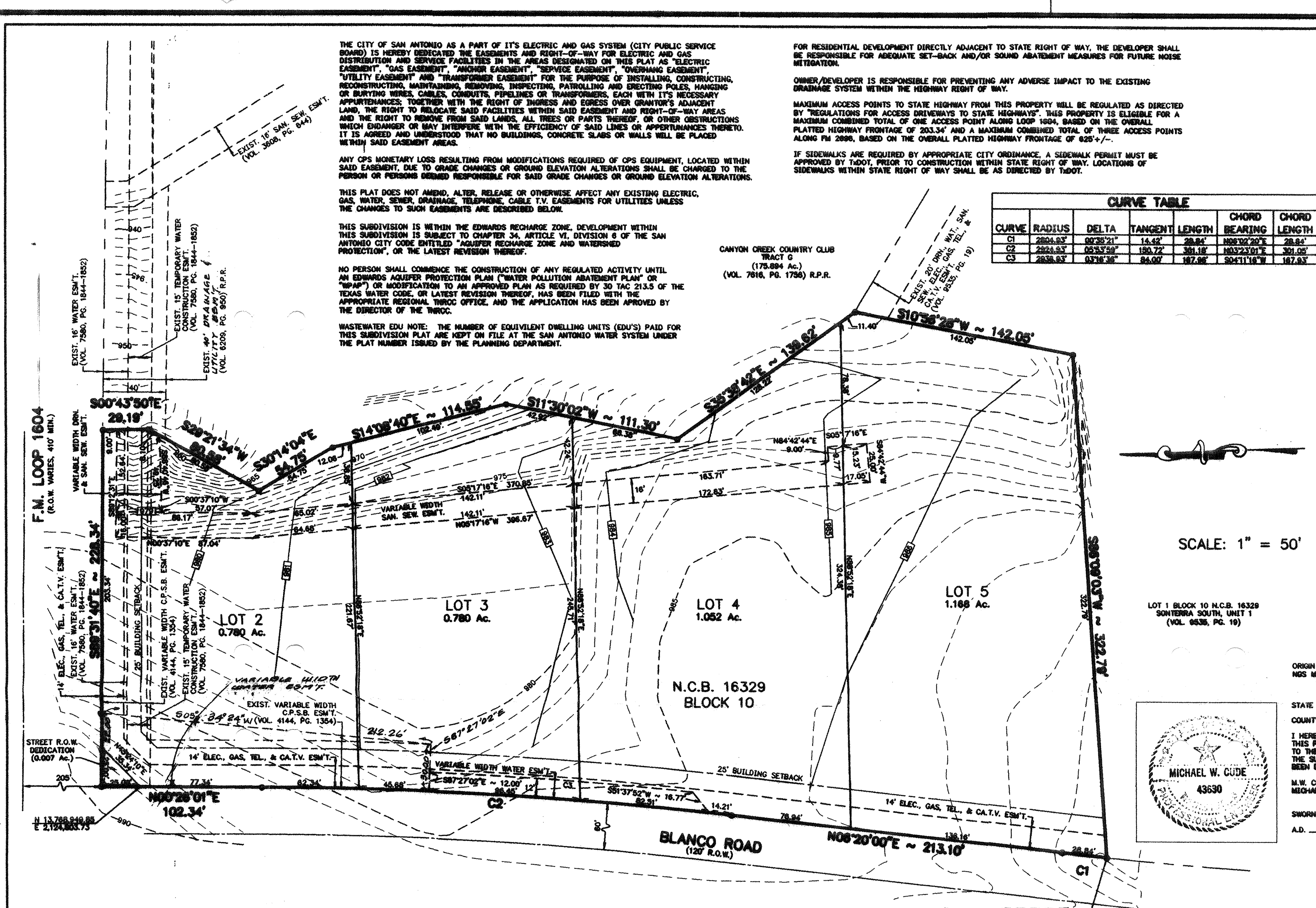


2000-0106369 P 05549 09013

RECORDERS MEMORANDUM
AT THE TIME OF RECORDATION THIS INSTRUMENT WAS FOUND TO BE IN VIOLATION OF THE BEST PHOTOGRAPHIC COPY REQUIREMENT OF THE SAN ANTONIO CITY CODE, CHAPTER 10, ARTICLE 10.01, SUBCHAPTER 10.01.01, DISCLOSED INFORMATION, ETC.

RECORDED
INDEXED
FILED
COUNTY CLERK
BEXAR COUNTY, TEXAS
ON OCT 23 2000
BY [Signature]
CLERK

CAROLYN G. HARTMAN
Notary Public State of Texas
My Commission Expires
FEBRUARY 11, 2003



- LEGEND
- INDICATES IRON PINS SET OR FOUND
 - - - PROPOSED CONTOUR
 - ELEC. = ELECTRIC
 - TEL. = TELEPHONE
 - CA.T.V. = CABLE
 - B.S.L. = BUILDING SETBACK LINE
 - DRN. = DRAINAGE
 - SAN. SEW. = SANITARY SEWER

ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

ORIGIN OF STATE PLANE COORDINATES:
NAD 83 MARK MILLER PID 40121.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF THE STREETS, LOTS, AND DRAINAGE LAYOUT AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN DRAFTED BY THE PLANNING COMMISSION OF THE CITY.

M.W. CUDE ENGINEERS L.L.C.
MICHAEL W. CUDE, P.E.

Michael W. Cude, P.E.
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 11th DAY OF September, A.D. 2000

[Signature]
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS A TRUE AND CORRECT AND WAS PREPARED FROM AND ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

M.W. CUDE ENGINEERS L.L.C.
MICHAEL W. CUDE, R.P.L.S.

Michael W. Cude, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 11th DAY OF September, A.D. 2000

[Signature]
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

CAROLYN G. HARTMAN
Notary Public State of Texas
My Commission Expires
FEBRUARY 11, 2003

STATE OF TEXAS
COUNTY OF BEXAR

CAROLYN G. HARTMAN
Notary Public State of Texas
My Commission Expires
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CAROLYN G. HARTMAN
Notary Public State of Texas
My Commission Expires
FEBRUARY 11, 2003

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND "BL" LACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN.

OWNER
[Signature]
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
H.J. Buckley
KNOWN TO ME TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11th DAY OF September, A.D. 2000

[Signature]
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

PLAT
ESTABLISHING
SONTERRA SOUTH COMMERCIAL

BEING 3.788 ACRES OF LAND IN THE CITY OF SAN ANTONIO N.C.B. 16329 BEING THE SAME PROPERTY AS DESCRIBED BY DEED, RECORDED IN VOLUME 7398, PAGE 1570, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THE FRAYEON DE LA GARZA ALVEY NO. 6, ABSTRACT NO. 849, COUNTY BLOCK 4844, BEXAR COUNTY, TEXAS.

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS
(210) 661-2851
10325 BANDERA RD.

THIS PLAT OF SONTERRA SOUTH COMMERCIAL HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 11 DAY OF September, A.D. 2000

Robert J. Wandjisco
CHAIRMAN

[Signature]
SECRETARY

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

SEPTEMBER 2000 SHEET 1 OF 1

VRP# 02-02-069 5-30

Approved

Development Rights

Permit # 021

Expires Feb 28, 1999

Issued by: [Signature]

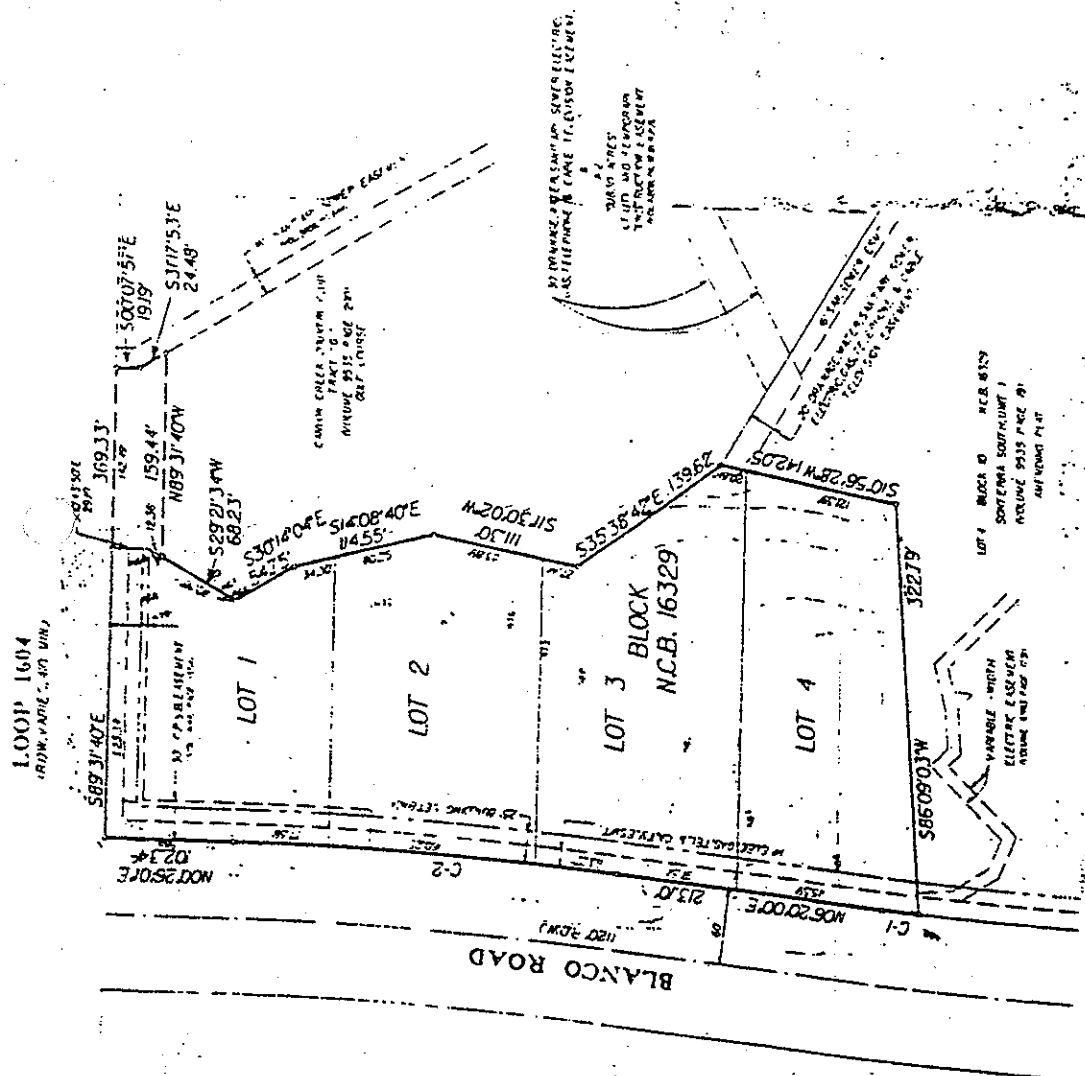
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 FEB 22 PM 3:39

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE
AND CORRECTLY REPRESENTS THE PROPERTY
HEREIN DESCRIBED.

M. W. CUDE ENGINEERS, L.L.C.
REGISTERED PROFESSIONAL ENGINEER
NO. 111,111

SWORN TO AND SUBSCRIBED BEFORE ME THIS
22ND DAY OF FEBRUARY 1999.



SUBDIVISION PLAT
OF

SONTERRA SOUTH COMMERCIAL

BEING 2.21 ACRES, MORE OR LESS, IN THE CITY OF SAN ANTONIO, TEXAS, SITUATE
IN BLOCK 16329, N.C.B. 16329, OF A 2.21 ACRES TRACT OF LAND RECORDED IN VOLUME 16329, PAGE 24,
AND PART OF A 0.113 ACRES TRACT RECORDED IN VOLUME 16329, PAGE 24,
BEXAR COUNTY, TEXAS.

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS

CONSIDERATION HAS BEEN GIVEN
TO THE PLAT AND THE REQUIREMENTS OF
THE CITY OF SAN ANTONIO, TEXAS,
AND THE PLAT IS CORRECTLY
PREPARED AND SUBMITTED TO THE
CITY OF SAN ANTONIO, TEXAS.

REGISTERED PROFESSIONAL ENGINEER

DATE OF PLAT

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC



City of San Antonio
New
Vested Rights Permit
APPLICATION

file
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 FEB 22 PM 3:39

Permit File: # VRP 02-02-069
Assigned by city staff

Date: 2/22/02

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formaly POADP), P.U.D. plan, plat application, approved plat, building permit).

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

1. Owner/ Agent Earl & Brown, P.C. on behalf of First City Properties
2. Address: 111 Soledad, Suite 1111, San Antonio, TX
3. Zip: 78205 Telephone # (210) 222-1500
4. Site location or address Blanco Road south of FM 1604
5. Council District 9 ETJ ETJ Over Edward's Aquifer Recharge ☒ yes () no

● **MASTER DEVELOPMENT PLAN (MDP)** (Formaly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: _____ # _____

Date accepted: _____ Expiration Date: _____ MDP Size: _____ acres

● **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

● **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

August 17, 2001

VRPH 02-02-009

Application Date 2/28/97

• **Approved Plat**

Plat Name: Sonterra South Commercial Plat # 970202 Acreage: 3.788 Approval
Date: 10/11/00 Plat recording Date: 10/23/00 Expiration Date: _____ Vol./Pg. 9549/13

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Others**

Type of Permit: _____ Date issued: _____ Expiration Date: _____

Acreage: _____

(Note: Two maps of the area must be provided)

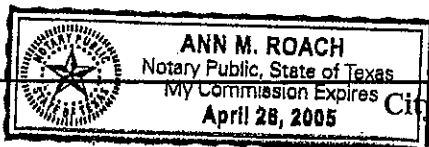
NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: Habib H. Erkan, Jr. Signature: [Signature] Date: 2/22/02

Sworn to and subscribed before me by on this 22 day of February 2002, to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: April 26, 2005



Ann M. Roach

City of San Antonio use

☐ **Approved** [Signature] ☐ **Disapproved**

Review By: _____ Date: Feb 28, 2003
Assistant City Attorney

August 17, 2001

*Can Applicant
state what project
is to be?*

August 17, 2001

Application Date 2/28/97

• **Approved Plat**

Plat Name: Sonterra South Commercial Plat # 970202 Acreage: 3.788

Date: 10/11/00 Plat recording Date: 10/23/00 Expiration Date: _____ Vol./Pg. 9549/13

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Others**

Type of Permit: _____ Date issued: _____ Expiration Date: _____

Acreage: _____

(Note: Two maps of the area must be provided)

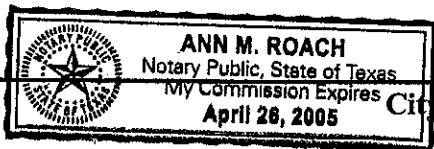
NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: Habib H. Erkan, Jr. Signature: [Signature] Date: 2/22/02

Sworn to and subscribed before me by on this 22 day of February 2002, to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: April 26, 2005



Ann M Roach
City of San Antonio use

☐ **Approved**

☐ **Disapproved**

Review By: _____ Date: _____

Assistant City Attorney

August 17, 2001

1806

EARL & BROWN P.C.
A PROFESSIONAL CORPORATION
111 SOLEDAD, SUITE 1111 210-222-1500
SAN ANTONIO, TX 78205


DATE 2/22/02 32-61-27053
1110

PAY
TO THE
ORDER OF


City of San Antonio

\$ 160.00

One hundred sixty dollars & 00/100

DOLLARS  Security Feature
Fouled
Cancels on Back

	<u>Shildon</u>		
<u>4106.017</u>	<u>Vested Rights App fee</u>		



THIS CHECK IS DELIVERED FOR PAYMENT ON THE ACCOUNTS LISTED

⑈001806⑈ ⑆111000614⑆ ⑈1566699680⑈

© 2004 E.T.V.

BANK ONE.

Bank One NA
Dallas, Texas 75201
www.bankone.com

February 21, 2002

Mr. Mike Herrera
Planning Department
City of San Antonio
114 W. Commerce, 3rd Floor
San Antonio, TX 78205

Via Hand-Delivery

Mr. Tom Shute
Office of the City Attorney
City of San Antonio
100 Military Plaza, 3rd Floor
San Antonio, TX 78205

Via Hand-Delivery

Re: Vested Rights Permit for Sonterra South (Plat No. 970202)

Dear Messrs.:

On behalf of our client First City Properties, please accept this application for recognition of my client's vested rights for the above referenced property.

The basis of this vested rights permit application is the application for the Sonterra South Commercial Subdivision Plat which was made on February 28, 1997. The plat application was subsequently assigned Plat No. 970202 by the City's Department of Planning. The plat was approved by the Planning Commission on October 11, 2000 and was subsequently recorded in the Bexar County Real Property Records on October 23, 2000. Moreover, the plat application is the subject of Development Rights Permit No. 021.

My review of the aforementioned documents have led me to conclude that this property is entitled to recognition of vested rights as of February 28, 1997 under Texas Local Government Code Chapter 245 and Unified Development Code, Division 7. I am confident that after you have had an opportunity to review this matter, you shall reach the same conclusion and issue the requested permit acknowledging this property's vested rights.

Enclosed herewith please find a check for \$160.00 to cover the costs of processing this application. In addition, please find two (2) copies of the following:

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 FEB 22 PM 3:38

Messrs. Herrera & Shute

February 21, 2002

Page 2

1. Exhibit A. Vested Rights Permit Application dated February 21, 2002;
2. Exhibit B. Plat No. 970202, which shall also serve as a site map of the property;
3. Exhibit C. Development Rights Permit No. 021.

Please do not hesitate to contact me should you have any questions regarding this matter.

Sincerely yours,
EARL & BROWN, P.C.

By: 

Habib H. Erkan, Jr.

f:4105.017/herrerashute ltr.doc

Enclosures

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 FEB 22 PM 3:39